



17 Corders Lane, Moreton-In-Marsh

Guide Price **£185,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

17 Corders Lane

Moreton-In-Marsh

A second-floor one-bedroom apartment situated in the heart of the beautiful Cotswold market town of Moreton-in-Marsh, being offered for sale with no onward chain.

The property is accessed via a spiral staircase to its own entrance. The accommodation briefly comprises: an entrance hall with stairs to the landing, a spacious open-plan kitchen/living room with a modern fitted kitchen, a generous double bedroom and bathroom with a bath and a shower overhead.

The property is being offered for sale chain-free.

LEASEHOLD: 237 Years Remain on the lease.

Lease started 25/12/2013 for 250 years.

Current Charges:

£50 ground rent per annum

£273.78 per annum payable as a quarter share of Buildings insurance.

Agent's Note: The property is currently tenanted; 4 months' notice will be given to the current tenant once a buyer is found.





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Moreton-In-Marsh

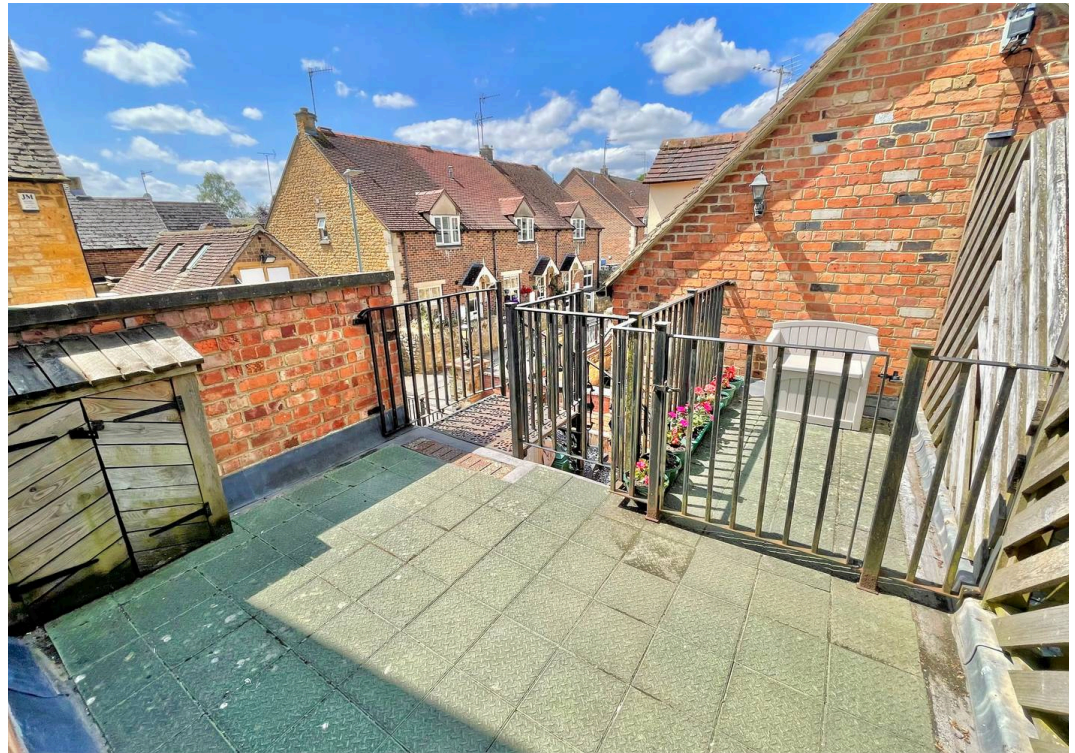
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

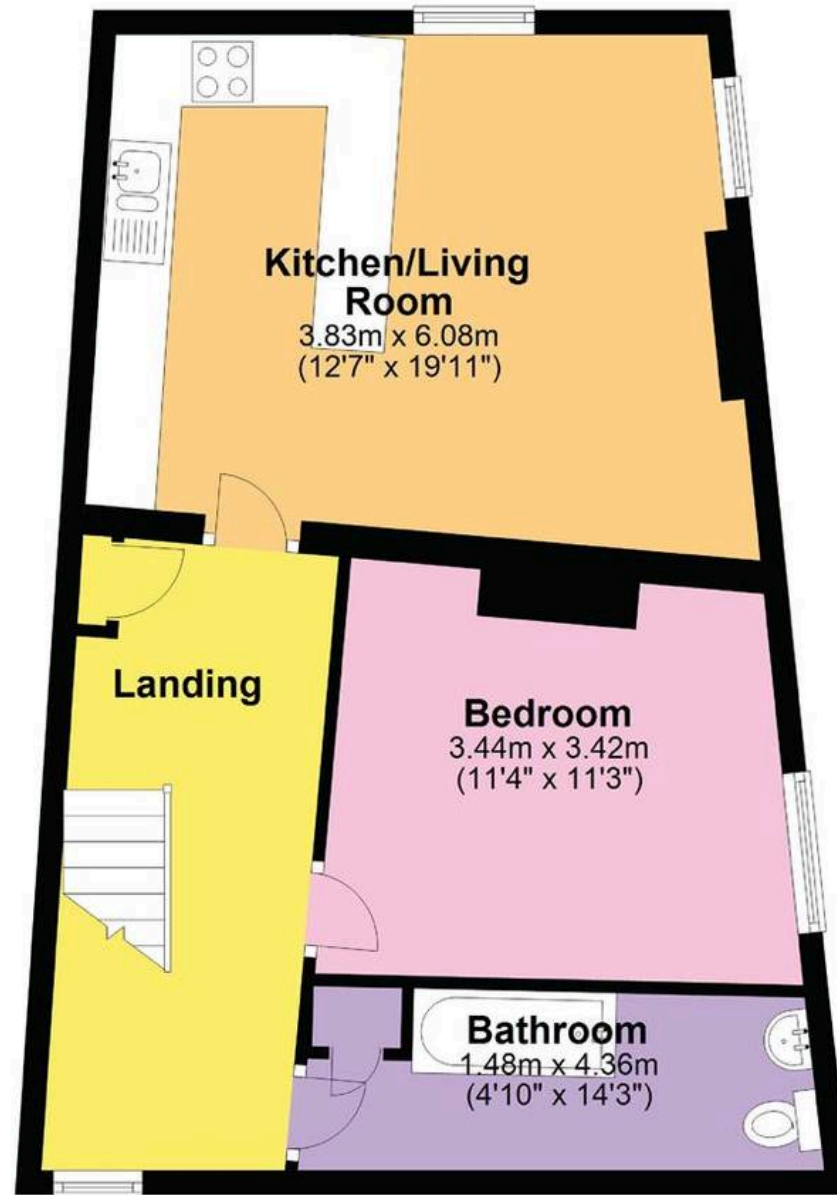
EPC Environmental Impact Rating: D

Conveniently located off the high street, just a stone's throw from the town's amenities and the mainline railway to Oxford/London.



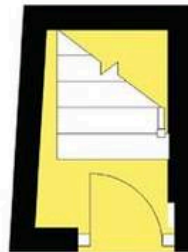
Second Floor

Approx. 53.3 sq. metres (573.3 sq. feet)



First Floor

Approx. 1.7 sq. metres (18.5 sq. feet)



Total area: approx. 55.0 sq. metres (591.8 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.